

United States Bankruptcy Court Eastern District of New York

Voluntary Petition

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| Name of Debtor (if individual, enter Last, First, Middle): Oxford Fine Properties Inc. | | | | Name of Joint Debtor (Spouse) (Last, First, Middle): | | | |
| All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): | | | | All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): | | | |
| Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) /Complete EIN (if more than one, state all): 03-0406555 | | | | Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) /Complete EIN (if more than one, state all): | | | |
| Street Address of Debtor (No. & Street, City, State & Zip Code): 9322 Third Avenue, Suite 502 Brooklyn, NY | | | | Street Address of Joint Debtor (No. & Street, City, State & Zip Code): | | | |
| ZIPCODE 11209 | | | | ZIPCODE | | | |
| County of Residence or of the Principal Place of Business: Kings | | | | County of Residence or of the Principal Place of Business: | | | |
| Mailing Address of Debtor (if different from street address): | | | | Mailing Address of Joint Debtor (if different from street address): | | | |
| ZIPCODE | | | | ZIPCODE | | | |
| Location of Principal Assets of Business Debtor (if different from street address above): 213-07 Northern Boulevard, Bayside, NY | | | | ZIPCODE 11361 | | | |

| | | |
|--|---|---|
| Type of Debtor (Form of Organization) (Check one box.) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) <hr/> Chapter 15 Debtor Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending: | Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other <hr/> Tax-Exempt Entity (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code). | Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 15 Petition for <input type="checkbox"/> Chapter 9 Recognition of a Foreign <input checked="" type="checkbox"/> Chapter 11 Main Proceeding <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 15 Petition for <input type="checkbox"/> Chapter 13 Recognition of a Foreign Nonmain Proceeding <hr/> Nature of Debts (Check one box.) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or house- hold purpose." <input checked="" type="checkbox"/> Debts are primarily business debts. |
|--|---|---|

| | |
|---|--|
| Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. | Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). ----- Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). |
|---|--|

| | |
|--|---|
| Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000 Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input checked="" type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion | THIS SPACE IS FOR COURT USE ONLY |
|--|---|

| | | | |
|--|---------------|--|--|
| Voluntary Petition <i>(This page must be completed and filed in every case)</i> | | Name of Debtor(s): Oxford Fine Properties Inc. | |
| All Prior Bankruptcy Case Filed Within Last 8 Years (If more than two, attach additional sheet) | | | |
| Location Where Filed: None | Case Number: | Date Filed: | |
| Location Where Filed: | Case Number: | Date Filed: | |
| Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet) | | | |
| Name of Debtor: None | Case Number: | Date Filed: | |
| District: | Relationship: | Judge: | |
| Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition. | | Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b). <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> X _____ Signature of Attorney for Debtor(s) </div> <div style="text-align: center;"> _____ Date </div> </div> | |
| Exhibit C Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No | | | |
| Exhibit D (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition. | | | |
| Information Regarding the Debtor - Venue (Check any applicable box.) <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District. | | | |
| Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.) <input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) <div style="text-align: center; margin-bottom: 10px;"> _____ (Name of landlord that obtained judgment) </div> <div style="text-align: center; margin-bottom: 10px;"> _____ (Address of landlord) </div> <input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)). | | | |

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Oxford Fine Properties Inc.

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Debtor

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Attorney

X

Signature of Attorney for Debtor(s)

Kevin J. Nash
Goldberg, Weprin, Finkel,
Goldstein, L.L.P.
1501 Broadway, 22nd Floor
New York, NY 10036
(212) 221-5700
KNash@GWFGlaw.com

July 18, 2014

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

Tim Ziss

Printed Name of Authorized Individual

President

Title of Authorized Individual

July 18, 2014

Date

Signature of Non-Attorney Petition Preparer

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; 2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); and 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X

Signature

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

Oxford Fine Properties Inc.,

Case No.

Debtor.

-----X

**DEBTOR'S DECLARATION
PURSUANT TO LOCAL BANKRUPTCY RULES**

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

Tim Ziss, declares the following under penalties of perjury pursuant to 28 U.S.C.

§ 1746:

1. I am the manager of 325 N Broadway LLC, which is the sole shareholder of Oxford Fine Properties Inc. (the "Debtor"). I am also the president of the Debtor and submit this Declaration in accordance with Local Bankruptcy Rules in support of the Debtor's filing of a voluntary petition under Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code").

2. The purpose of this Declaration is to provide background information regarding the Debtor's business, the circumstances prompting the Chapter 11 filing, the Debtor's assets and capital structure, and the Debtor's strategies for reorganization.

(A) The Debtor's Business

3. The Debtor is a New York Corporation, with current offices at 9322 Third Avenue, Brooklyn, NY. The Debtor is the holder of a 49 year net lease (the "Lease") expiring in 205353 for commercial property located at 213-07 Northern Boulevard, Bayside, New York (the "Property"). The Property consists of approximately 20,000 square feet of retail and office

space, plus approximately 18,000 square feet of garage parking. The Property contains eight units and is currently occupied by seven commercial subtenants, with one small vacancy. Current annual base rents are approximately \$637,000 per year.

4. The Debtor acquired the Lease to the land in 2004, and thereafter constructed the current commercial building situated thereon. The project was delayed and proved more costly than anticipated but it is now complete.

5. The Debtor's interest in the Property is subject to a leasehold mortgage, currently held by Huskies Trust 2013-1 ("Huskies"), in the principal amount of approximately \$3.3 million.

(B) Events Leading Up to Bankruptcy

6. The leasehold mortgage previously fell into arrears. A foreclosure action was commenced in 2012 by the prior holder of the mortgage, First American International Bank ("FAIB"). During the foreclosure action, the Debtor and FAIB entered into a forbearance agreement whereby the Debtor was provided a period of one year to cure various arrears and reinstate the mortgage debt.

7. The forbearance agreement expired in February 2014, at which time the Debtor was prepared to pay the arrears in order to reinstate the mortgage. During the forbearance period, FIAB assigned the mortgage to Huskies, which insisted that the forbearance only provided a one year window to refinance the mortgage and not reinstate the original terms.

8. Given the impasse, the parties resumed the foreclosure litigation in the State Court. Rather than litigating over the terms of the forbearance agreement, the Debtor believes it is far more efficient to utilize the provisions of the Bankruptcy Code to either cure and reinstate the mortgage under 11 U.S.C. § 1124, or restructure the mortgage based on amount equal to the

current fairmarket value, with post-confirmation interest to be established in accordance with Till v. SCS Credit Corp., 541 U.S. 465 (2004).

(C) Assets and Capital Structure

9. Pursuant to Bankruptcy Rule 1007(d), a list containing the names and addresses of the creditors holding the twenty (20) largest unsecured claims against the Debtor is attached to this Petition as Exhibit "I".

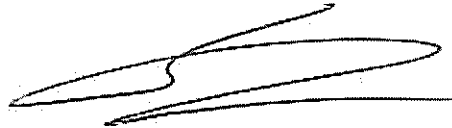
10. The Debtor's secured creditors are listed in the accompanying bankruptcy schedules and consist primarily of the Huskies' Mortgage claim.

11. The Debtor estimates that the Property has a current value of approximately \$2.8 - \$3.0 million.

(D) Reorganization Strategy

12. The Debtor intends to proceed promptly with the filing of a plan of reorganization that either provides for a cure and reinstatement of the leasehold mortgage or an alternate treatment of the mortgage debt consistent with Section 506(a). I recently acquired the stock of the Debtor with a view of spearheading the reorganization effort.

Dated: New York, NY
July 18, 2014



Tim Ziss

**United States Bankruptcy Court
Eastern District of New York**

IN RE:

Case No. _____

Oxford Fine Properties Inc.

Chapter 11

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 (or chapter 9) case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

| (1) Name of creditor and complete mailing address including zip code | (2) Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted | (3) Nature of claim (trade debt, bank loan, government contract, etc.) | (4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff | (5) Amount of claim (if secured also state value of security) |
|--|--|---|---|--|
| Huskies Trust 2013-1 C/O Servicios PQP, Inc. 230 Crosskeys Office Park Fairport, NY 14450 | William Bierney, Esq. Rosenberg, Calica & Bierney LLP 100 Garden City Plaza, Suite 408 Garden City, NY 11530 | Disputed mortgage | Unliquidated Disputed | 3,303,882.86 Collateral: 3,000,000.00 Unsecured: 303,882.86 |
| Best Construction Co. 29-41 164th Street Flushing, NY 11358 | | Contract | Disputed | 150,000.00 |
| Yeon Hap Industry 196-57 45th Avenue Flushing, NY 11358 | | Contract | Disputed | 140,000.00 |
| Conquest Investors, LLC 392 Lafayette Avenue Hawthorne, NJ 07506 | | Contract | Disputed | 50,000.00 |
| K&K Management Inc. 42-34 Corporal Kennedy Street, 1st Fl Bayside, NY 11361 | | Contract | Disputed | 45,320.00 |
| Kang San Construction, Inc. 164-63 Underhill Avenue Fresh Meadows, NY 11365 | | Contract | Disputed | 29,950.00 |

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, [the president or other officer or an authorized agent of the corporation] [or a member or an authorized agent of the partnership] named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: July 18, 2014

Signature: _____

Tim Ziss, President

(Print Name and Title)

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

Oxford Fine Properties Inc.,

Case No.

Debtor.
-----X

CORPORATE RESOLUTIONS

At a special meeting of the Board of Directors of Oxford Fine Properties Inc., (the "Corporation"), duly held and convened on July 18, 2014, and upon the consent of the Board of Directors (the "Board"); and after motion duly made, seconded and unanimously carried, the Corporation made the following resolutions:

RESOLVED, that in the judgment of the Board, it is desirable and in the best interests of the Corporation and its creditors, to file a petition for relief under Chapter 11 of the Bankruptcy Code on behalf of the Corporation; and it is further

RESOLVED, that Tim Ziss, as the president of the Corporation, is authorized and empowered to execute a voluntary petition, together with all related papers, applications, motions and other submissions to effectuate the Chapter 11 filing and reorganization case, on behalf of the Corporation and; it is further

RESOLVED, that the Corporation is authorized and empowered to retain the law firm of GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP as counsel, for the purpose of representing the Corporation in the Chapter 11 case.

Dated: New York, NY
July 18, 2014

Oxford Fine Properties Inc.

By: 

Name: Tim Ziss
Title: President

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

Oxford Fine Properties Inc.,

Case No.

Debtor.
-----X

SCHEDULE OF PENDING LITIGATION

1. First American International Bank v. Oxford Fine Properties Inc. et al
Supreme Court of the State of New York, County of Queens
Civil Action – Foreclosure
Index No. 21287/2012
Attorneys for Plaintiff: Rosenberg Calica & Birney LLP
100 Garden City Plaza
Suite 408
Garden City, NY 11530
Tel. (212) 223-0400

Dated: New York, NY
July 18, 2014

Oxford Fine Properties Inc.

By: 

Name: Tim Ziss
Title: President

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

Oxford Fine Properties Inc.,

Case No.

Debtor,
-----X

RULE 7.1 CORPORATE OWNERSHIP STATEMENT

Pursuant to Federal Rule of Civil Procedure 7.1, Oxford Fine Properties Inc., the Debtor herein, certifies that it is a private non-governmental party, and has no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, NY
July 18, 2014

Oxford Fine Properties Inc.

By: 

Name: Tim Ziss

Title: President

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

Oxford Fine Properties Inc.,

Case No.

Debtor.
-----X

LIST OF EQUITY HOLDERS

325 Broadway LLC – 100%

Dated: New York, NY
July 18, 2014

Oxford Fine Properties Inc.

By: 

Name: Tim Ziss

Title: President

**United States Bankruptcy Court
Eastern District of New York**

IN RE: _____ Case No. _____
Oxford Fine Properties Inc. Chapter 11
 Debtor(s)

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

| NAME OF SCHEDULE | ATTACHED (YES/NO) | NUMBER OF SHEETS | ASSETS | LIABILITIES | OTHER |
|--|----------------------|---------------------|-----------------|-----------------|-------|
| A - Real Property | Yes | 1 | \$ 3,000,000.00 | | |
| B - Personal Property | Yes | 3 | \$ 375,000.00 | | |
| C - Property Claimed as Exempt | Yes | 1 | | | |
| D - Creditors Holding Secured Claims | Yes | 1 | | \$ 3,303,882.86 | |
| E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E) | Yes | 2 | | \$ 0.00 | |
| F - Creditors Holding Unsecured Nonpriority Claims | Yes | 3 | | \$ 2,415,270.00 | |
| G - Executory Contracts and Unexpired Leases | Yes | 1 | | | |
| H - Codebtors | Yes | 1 | | | |
| I - Current Income of Individual Debtor(s) | No | | | | \$ |
| J - Current Expenditures of Individual Debtor(s) | No | | | | \$ |
| TOTAL | | 13 | \$ 3,375,000.00 | \$ 5,719,152.86 | |

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

| DESCRIPTION AND LOCATION OF PROPERTY | NATURE OF DEBTOR'S INTEREST IN PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION | AMOUNT OF SECURED CLAIM |
|---|--|---------------------------------------|--|----------------------------|
| Debtor is a tenant on a 49 year ground lease dated February 27, 2004 for commercial property at 213-07 Northern Boulevard, Bayside, NY. | | | 3,000,000.00 | 3,303,882.86 |
| TOTAL | | | 3,000,000.00 | |

(Report also on Summary of Schedules)

IN RE Oxford Fine Properties Inc.

Case No. _____

Debtor(s) _____

(If known)

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "X" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

| TYPE OF PROPERTY | N O N E | DESCRIPTION AND LOCATION OF PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION |
|---|------------------|--|---------------------------------------|--|
| 1. Cash on hand. | X | | | |
| 2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives. | X | | | |
| 3. Security deposits with public utilities, telephone companies, landlords, and others. | | Security deposit with the ground lessor. | | 375,000.00 |
| 4. Household goods and furnishings, include audio, video, and computer equipment. | X | | | |
| 5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles. | X | | | |
| 6. Wearing apparel. | X | | | |
| 7. Furs and jewelry. | X | | | |
| 8. Firearms and sports, photographic, and other hobby equipment. | X | | | |
| 9. Interest in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each. | X | | | |
| 10. Annuities. Itemize and name each issue. | X | | | |
| 11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).) | X | | | |
| 12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars. | X | | | |
| 13. Stock and interests in incorporated and unincorporated businesses. Itemize. | X | | | |
| 14. Interests in partnerships or joint ventures. Itemize. | X | | | |

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No.

(If known)

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

| TYPE OF PROPERTY | N O N E | DESCRIPTION AND LOCATION OF PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION |
|---|-------------------------------------|--------------------------------------|---------------------------------------|--|
| 15. Government and corporate bonds and other negotiable and non-negotiable instruments. | <input checked="" type="checkbox"/> | | | |
| 16. Accounts receivable. | <input checked="" type="checkbox"/> | | | |
| 17. Alimony, maintenance, support, and property settlements in which the debtor is or may be entitled. Give particulars. | <input checked="" type="checkbox"/> | | | |
| 18. Other liquidated debts owed to debtor including tax refunds. Give particulars. | <input checked="" type="checkbox"/> | | | |
| 19. Equitable or future interest, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property. | <input checked="" type="checkbox"/> | | | |
| 20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust. | <input checked="" type="checkbox"/> | | | |
| 21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each. | <input checked="" type="checkbox"/> | | | |
| 22. Patents, copyrights, and other intellectual property. Give particulars. | <input checked="" type="checkbox"/> | | | |
| 23. Licenses, franchises, and other general intangibles. Give particulars. | <input checked="" type="checkbox"/> | | | |
| 24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes. | <input checked="" type="checkbox"/> | | | |
| 25. Automobiles, trucks, trailers, and other vehicles and accessories. | <input checked="" type="checkbox"/> | | | |
| 26. Boats, motors, and accessories. | <input checked="" type="checkbox"/> | | | |
| 27. Aircraft and accessories. | <input checked="" type="checkbox"/> | | | |
| 28. Office equipment, furnishings, and supplies. | <input checked="" type="checkbox"/> | | | |
| 29. Machinery, fixtures, equipment, and supplies used in business. | <input checked="" type="checkbox"/> | | | |
| 30. Inventory. | <input checked="" type="checkbox"/> | | | |
| 31. Animals. | <input checked="" type="checkbox"/> | | | |
| 32. Crops - growing or harvested. Give particulars. | <input checked="" type="checkbox"/> | | | |
| 33. Farming equipment and implements. | <input checked="" type="checkbox"/> | | | |
| 34. Farm supplies, chemicals, and feed. | <input checked="" type="checkbox"/> | | | |

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

| TYPE OF PROPERTY | N O N E | DESCRIPTION AND LOCATION OF PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION |
|---|------------------|--------------------------------------|---------------------------------------|--|
| 35. Other personal property of any kind not already listed. Itemize. | X | | | |
| TOTAL | | | | 375,000.00 |

_____ 0 continuation sheets attached

(Include amounts from any continuation sheets attached.
Report total also on Summary of Schedules.)

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

| CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER (See Instructions Above.) | CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL | UNSECURED PORTION, IF ANY |
|--|---|--|------------|--------------|----------|---|------------------------------|
| ACCOUNT NO. Huskies Trust 2013-1 C/O Servicios PQP, Inc. 230 Crosskeys Office Park Fairport, NY 14450 | X | Mortgage lien as successor to First American International Bank | X | X | | 3,303,882.86 | 3,303,882.86 |
| VALUE \$ | | | | | | | |
| ACCOUNT NO. William Bierney, Esq. Rosenberg, Calica & Bierney LLP 100 Garden City Plaza, Suite 408 Garden City, NY 11530 | | Assignee or other notification for: Huskies Trust 2013-1 | | | | | |
| VALUE \$ | | | | | | | |
| ACCOUNT NO. | | | | | | | |
| VALUE \$ | | | | | | | |
| ACCOUNT NO. | | | | | | | |
| VALUE \$ | | | | | | | |
| Subtotal (Total of this page) | | | | | | \$ 3,303,882.86 | \$ 3,303,882.86 |
| Total (Use only on last page) | | | | | | \$ 3,303,882.86 | \$ 3,303,882.86 |

0 continuation sheets attached

(Report also on
Summary of
Schedules.)

(If applicable, report
also on Statistical
Summary of Certain
Liabilities and Related
Data.)

IN RE Oxford Fine Properties Inc.

Case No. _____

Debtor(s) _____

(If known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

☐ **Domestic Support Obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

☐ **Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

☐ **Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

☐ **Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

☐ **Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$5,775* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

☐ **Deposits by individuals**

Claims of individuals up to \$2,600* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

☒ **Taxes and Certain Other Debts Owed to Governmental Units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

☐ **Commitments to Maintain the Capital of an Insured Depository Institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).

☐ **Claims for Death or Personal Injury While Debtor Was Intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* Amounts are subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

1 continuation sheets attached

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS (Continuation Sheet)

Taxes and Other Certain Debts Owed to Governmental Units

(Type of Priority for Claims Listed on This Sheet)

| CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. (See Instructions above.) | CODEBETOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM | AMOUNT ENTITLED TO PRIORITY | AMOUNT NOT ENTITLED TO PRIORITY, IF ANY |
|--|--|--|------------|--------------|----------|-----------------------|--------------------------------------|--|
| ACCOUNT NO. | | For notice purposes only. | X | X | | | | |
| Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346 | | | | | | 0.00 | | |
| ACCOUNT NO. | | For notice purposes only. | X | X | | | | |
| New York City Department Of Finance 345 Adams Street, 3rd Floor Attn: Legal Affairs Brooklyn, NY 11201 | | | | | | 0.00 | | |
| ACCOUNT NO. | | For notice purposes only. | X | X | | | | |
| NYS Dept Of Taxation Bankruptcy/Special Procedure P.O.Box 5300 Albany, NY 12205-0300 | | | | | | 0.00 | | |
| ACCOUNT NO. | | | | | | | | |
| ACCOUNT NO. | | | | | | | | |
| ACCOUNT NO. | | | | | | | | |
| ACCOUNT NO. | | | | | | | | |
| Sheet no. <u>1</u> of <u>1</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims | | Subtotal (Totals of this page) | \$ | \$ | \$ | | | |
| (Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.) | | Total | \$ | | | | | |
| (Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.) | | Total | | \$ | \$ | | | |

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding unsecured nonpriority claims to report on this Schedule F.

| CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See Instructions Above.) | CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM |
|---|---|--|------------|--------------|----------|-----------------------|
| ACCOUNT NO. 325 N. Broadway LLC 9322 Third Avenue, Suite 502 Brooklyn, NY | | Assumed loan obligation of Debtor | | | | 2,000,000.00 |
| ACCOUNT NO. Alma Bank 213-01 Northern Blvd, Store #F Bayside, NY 11361 | | | | | X | 0.00 |
| ACCOUNT NO. Bell Printing 213-03-11 Northern Blvd Store #B Bayside, NY 11361 | | | | | X | 0.00 |
| ACCOUNT NO. Best Construction Co. 29-41 164th Street Flushing, NY 11358 | | | | | X | 150,000.00 |

2 continuation sheets attached

Subtotal
(Total of this page) \$ 2,150,000.00

Total
(Use only on last page of the completed Schedule F. Report also on
the Summary of Schedules and, if applicable, on the Statistical
Summary of Certain Liabilities and Related Data.) \$

IN RE Oxford Fine Properties Inc.

Case No. _____

Debtor(s) _____

(If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

| CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See Instructions Above.)</i> | CODEBATOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM |
|--|--|--|------------|--------------|----------|-----------------------|
| | | | | | | |
| ACCOUNT NO. | | | | X | | |
| Caroline Heller, Receiver C/O Greenburg Traurig LLP 200 Park Avenue New York, NY 10166 | | | | | | 0.00 |
| ACCOUNT NO. | | | | | X | |
| Conquest Investors, LLC 392 Lafayette Avenue Hawthorne, NJ 07506 | | | | | | 50,000.00 |
| ACCOUNT NO. | | | | | X | |
| DC Jiap 213-01-11 Northern Blvd, Store #F Second Floor Bayside, NY 11361 | | | | | | 0.00 |
| ACCOUNT NO. | | | | | X | |
| H.J. Beauty Corp. 213-01-11 Northern Blvd., Store #E Bayside, NY 11361 | | | | | | 0.00 |
| ACCOUNT NO. | | | | | X | |
| Immanuel Group 213-01-11 Northern Blvd, 3rd Floor Bayside, NY 11361 | | | | | | 0.00 |
| ACCOUNT NO. | | | | | X | |
| K&K Management Inc. 42-34 Corporal Kennedy Street, 1st Fl Bayside, NY 11361 | | | | | | 45,320.00 |
| ACCOUNT NO. | | | | | X | |
| Kang San Construction, Inc. 164-63 Underhill Avenue Fresh Meadows, NY 11365 | | | | | | 29,950.00 |

Sheet no. 1 of 2 continuation sheets attached to
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal
(Total of this page) **\$ 125,270.00**

(Use only on last page of the completed Schedule F. Report also on
the Summary of Schedules, and if applicable, on the Statistical
Summary of Certain Liabilities and Related Data.)

\$

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

| CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.) | CODEBOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM |
|--|--|--|------------|--------------|----------|-----------------------|
| ACCOUNT NO. Northern Bell Plaza, Inc. 213-05, 07 Northern Blvd. Bayside, NY 11361 | | | | | X | 0.00 |
| ACCOUNT NO. NY Itempool Corp., 213-07 Northern Blvd Store # A, B, C Second Floor Bayside, NY 11361 | | | | | X | 0.00 |
| ACCOUNT NO. Yeon Hap Industry 196-57 45th Avenue Flushing, NY 11358 | | | | | X | 140,000.00 |
| ACCOUNT NO. | | | | | | |
| ACCOUNT NO. | | | | | | |
| ACCOUNT NO. | | | | | | |
| ACCOUNT NO. | | | | | | |
| ACCOUNT NO. | | | | | | |

Sheet no. 2 of 2 continuation sheets attached to
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal
(Total of this page) **\$ 140,000.00**

(Use only on last page of the completed Schedule F. Report also on
the Summary of Schedules, and if applicable, on the Statistical
Summary of Certain Liabilities and Related Data.)

Total
\$ 2,415,270.00

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

☐ Check this box if debtor has no executory contracts or unexpired leases.

| NAME AND MAILING ADDRESS, INCLUDING ZIP CODE OF OTHER PARTIES TO LEASE OR CONTRACT | DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT. |
|---|--|
| Bell Printing 213-03-11 Northern Blvd, Store #B Bayside, NY 11361 | Debtor is landlord under commercial lease |
| Apollo Arts Group 213-01 Northern Blvd Bayside, NY 11361 | Debtor is landlord under commercial lease |
| Alma Bank 213-01 Northern Blvd, Store #F Bayside, NY 11361 | Debtor is landlord under commercial lease |
| DC Jiap 213-01-11 Northern Blvd, Store #F Second Floor Bayside, NY 11361 | Debtor is landlord under commercial lease |
| H.J. Beauty Corp. 213-01-11 Northern Blvd, Store #E Bayside, NY 11361 | Debtor is landlord under commercial lease |
| Immanuel Group 213-01-11 Northern Blvd, 3rd Floor Bayside, NY 11361 | Debtor is landlord under commercial lease |
| Northern Bell Plaza, Inc. 213-05, 07 Northern Blvd Bayside, NY 11361 | Debtor is landlord under commercial lease |
| NY Itempool Corp., 213-07 Northern Blvd Store # A, B, C Second Floor Bayside, NY 11361 | Debtor is landlord under commercial lease |
| Ed Hershberg, Landlord 845 River Road Erwinna, PA 19020 | Ground lease dated February 27, 2004 with 49 year term. |
| France Carlisle, Esq. 20 Waterside Plaza, Apt. 12D New York, NY 10010 | |

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

☐ Check this box if debtor has no codebtors.

| NAME AND ADDRESS OF CODEBTOR | NAME AND ADDRESS OF CREDITOR |
|---|---|
| Jong Han Lim 58-01 246 Crescent Street Little Neck, NY 11362 | Huskies Trust 2013-1 C/O Servicios PQP, Inc. 230 Crosskeys Office Park Fairport, NY 14450 |
| Kwang Je Sung 42-01 162nd Street #2RR Flushing, NY 11358 | Huskies Trust 2013-1 C/O Servicios PQP, Inc. 230 Crosskeys Office Park Fairport, NY 14450 |

B6 Declaration (Official Form 6 - Declaration) (12/07)

IN RE Oxford Fine Properties Inc.

Debtor(s)

Case No. _____

(If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES**DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR**

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date: _____ Signature: _____ Debtor

Date: _____ Signature: _____

(Joint Debtor, if any)

[If joint case, both spouses must sign.]

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342 (b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer

Social Security No. (Required by 11 U.S.C. § 110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs the document.

Address

Signature of Bankruptcy Petition Preparer

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provision of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the President (the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership) of the Oxford Fine Properties Inc.

(corporation or partnership) named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 16 sheets (total shown on summary page plus 1), and that they are true and correct to the best of my knowledge, information, and belief.

Date: July 18, 2014

Signature: _____

Tim Ziss

(Print or type name of individual signing on behalf of debtor)

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

United States Bankruptcy Court
Eastern District of New York

IN RE:

Case No. _____

Oxford Fine Properties Inc.

Debtor(s)

Chapter 11

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: July 18, 2014



Debtor

Joint Debtor

Attorney for Debtor

ALMA BANK
213-01 NORTHERN BLVD STORE #F
BAYSIDE NY 11361

APOLLO ARTS GROUP
213-01 NORTHERN BLVD
BAYSIDE NY 11361

BELL PRINTING
213-03-11 NORTHERN BLVD STORE #B
BAYSIDE NY 11361

BELL PRINTING
213-03-11 NORTHERN BLVD STORE #B
BAYSIDE NY 11361

BEST CONSTRUCTION CO
29-41 164TH STREET
FLUSHING NY 11358

CAROLINE HELLER RECEIVER
C/O GREENBURG TRAUIG LLP
200 PARK AVENUE
NEW YORK NY 10166

CONQUEST INVESTORS LLC
392 LAFAYETTE AVENUE
HAWTHORNE NJ 07506

DC JIAP
213-01-11 NORTHERN BLVD STORE #F
SECOND FLOOR
BAYSIDE NY 11361

ED HERSHBERG LANDLORD
845 RIVER ROAD
ERWINNA PA 19020

FRANCE CARLISLE ESQ
20 WATERSIDE PLAZA APT 12D
NEW YORK NY 10010

HJ BEAUTY CORP
213-01-11 NORTHERN BLVD STORE #E
BAYSIDE NY 11361

HJ BEAUTY CORP
213-01-11 NORTHERN BLVD STORE #E
BAYSIDE NY 11361

HUSKIES TRUST 2013-1
C/O SERVICIOS PQP INC
230 CROSSKEYS OFFICE PARK
FAIRPORT NY 14450

IMMANUEL GROUP
213-01-11 NORTHERN BLVD 3RD FLOOR
BAYSIDE NY 11361

INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

JONG HAN LIM
58-01 246 CRESCENT STREET
LITTLE NECK NY 11362

K&K MANAGEMENT INC
42-34 CORPORAL KENNEDY STREET 1ST FL
BAYSIDE NY 11361

KANG SAN CONSTRUCTION INC
164-63 UNDERHILL AVENUE
FRESH MEADOWS NY 11365

KWANG JE SUNG
42-01 162ND STREET #2RR
FLUSHING NY 11358

NEW YORK CITY DEPARTMENT OF FINANCE
345 ADAMS STREET 3RD FLOOR
ATTN: LEGAL AFFAIRS
BROOKLYN NY 11201

NORTHERN BELL PLAZA INC
213-05 07 NORTHERN BLVD
BAYSIDE NY 11361

NORTHERN BELL PLAZA INC
213-05 07 NORTHERN BLVD
BAYSIDE NY 11361

NY ITEMPOOL CORP
213-07 NORTHERN BLVD
STORE # A B C SECOND FLOOR
BAYSIDE NY 11361

NYS DEPT OF TAXATION
BANKRUPTCY/SPECIAL PROCEDURE
POBOX 5300
ALBANY NY 12205-0300

WILLIAM BIERNEY ESQ
ROSENBERG CALICA & BIERNEY LLP
100 GARDEN CITY PLAZA SUITE 408
GARDEN CITY NY 11530

YEON HAP INDUSTRY
196-57 45TH AVENUE
FLUSHING NY 11358